

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 3510 AND 4003 BEN GARZA LANE FROM SINGLE
3 FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY
4 COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO)
5 COMBINING DISTRICT.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8
9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from single family residence standard lot (SF-2) district to
11 community commercial-mixed use-conditional overlay (GR-MU-CO) combining district
12 on the property described in Zoning Case No. C14-06-0181, on file at the Neighborhood
13 Planning and Zoning Department, as follows

14
15 Tract A, Garza Place Section 1 Subdivision, a subdivision in the City of Austin,
16 Travis County, Texas, according to the map or plat of record in Plat Book 43, Page
17 21, of the Plat Records of Travis County, Texas (the "Property"),

18
19 locally known as 3510 and 4003 Ben Garza Lane, in the City of Austin, Travis County,
20 Texas, and generally identified in the map attached as Exhibit "A"

21
22 PART 2. The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions

24
25 A The following uses are prohibited uses of the Property

26
27 Automotive rentals Automotive repair services
28 Automotive sales Automotive washing (of any type)
29 Exterminating services Funeral services
30 Pawn shop services Service station

31
32 B A site plan or building permit for the Property may not be approved, released,
33 or issued, if the completed development or uses of the Property, considered
34 cumulatively with all existing or previously authorized development and uses,
35 generate traffic that exceeds 2,000 trips per day
36

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code

PART 3. This ordinance takes effect on _____, 2007

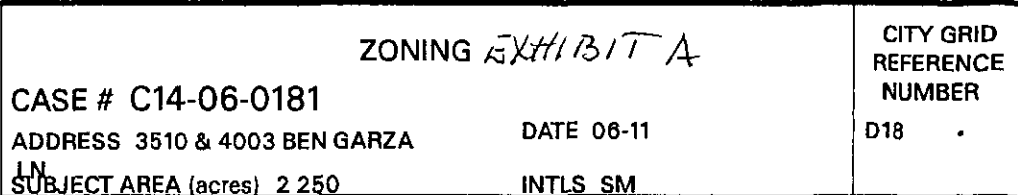
PASSED AND APPROVED

_____, 2007

§
§
§

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk



RESTRICTIVE COVENANT

OWNERS The Earl McComis Revocable Living Trust,
Rancho Garza, Ltd , a Texas limited partnership,
Rancho Garza II, Ltd , a Texas limited partnership,
The Estate of Eli J Garza

ADDRESS See Below

CONSIDERATION Ten and No/100 Dollars (\$10 00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged

PROPERTY Tract A, Garza Place Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 43, Page 21, of the Plat Records of Travis County, Texas

Lot 1, Bock E, Garza Ranch Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 90, Page 6, of the Plat Records of Travis County, Texas

A 7 695 acre tract of land, more or less, out of the Thomas Anderson League, Survey No 17, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this covenant, and

A 1 55 acre tract of land, more or less, out of the Thomas Anderson League, Survey No 17, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this covenant, and

A 5 40 acre tract of land, more or less, out of the Thomas Anderson League, Survey No 17, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this covenant, and

A 3 07 acre tract of land, more or less, out of the Thomas Anderson League, Survey No 17, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "D" incorporated into this covenant,

WHEREAS, the Owners of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions,

NOW, THEREFORE, it is declared that the Owners of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owners of the Property, its heirs, successors, and assigns

- 1 The total number of units in all stand-alone multifamily residential structures may not exceed 450 residential units

- 7
- 2 If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions
 - 3 If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect
 - 4 If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it
 - 5 This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination
 - 6 This Restrictive Covenant may be executed in any number of counterparts, each of which is deemed to be an original, and all of which are identical

EXECUTED this the _____ day of _____, 2007

OWNERS:

The Earl McComis Revocable Living Trust

By _____
Marcella Calhoun,
Co-Successor Trustee

Address 113 Prairie Hill Dr
Dale, TX 78616

By _____
Sheila Otterpohl,
Co-Successor Trustee

Address 15200 Flamingo Drive North
Austin, TX 78734

By _____
Teresa Touchstone,
Co-Successor Trustee

Address 404 Sinclair
Spicewood, TX 78669

**Rancho Garza, Ltd.,
a Texas limited partnership**

By Rancho Garza Investments, Inc ,
 a Texas corporation,
 General Partner

By _____
 Ron White,
 President

**Rancho Garza II, Ltd.,
a Texas limited partnership**

By Rancho Garza Investments, Inc ,
 a Texas corporation,
 General Partner

By _____
 Ron White,
 President

The Estate of Eli J Garza,

By _____
 Ronald Harry White,
 Independent Co-Executor

Address 17830 Serene Hills Pass
 Austin, TX 78738

APPROVED AS TO FORM

Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2007, by Marcella Calhoun, Co-Successor Trustee of the Earl McComis Revocable Living Trust

Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2007, by Sheila Otterpohl, Co-Successor Trustee of the Earl McComis Revocable Living Trust

Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2007, by Teresa Touchstone, Co-Successor Trustee of the Earl McComis Revocable Living Trust

Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2007, by Ron White, President of Rancho Garza Investments, Inc , a Texas corporation, General Partner of Rancho Garza, Ltd , a Texas limited partnership and General Partner of Rancho Garza II, Ltd , a Texas limited partnership, on behalf of the corporation and the partnerships

Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2007, by Ronald Harry White, Independent Co-Executor of the Eli J Garza Trust

Notary Public, State of Texas

**After Recording, Please Return to
City of Austin
Department of Law
P O Box 1088
Austin, Texas 78767
Attention Diana Minter, Legal Assistant**

SKETCH TO ACCOMPANY DESCRIPTION

7.695 ACRE TRACT

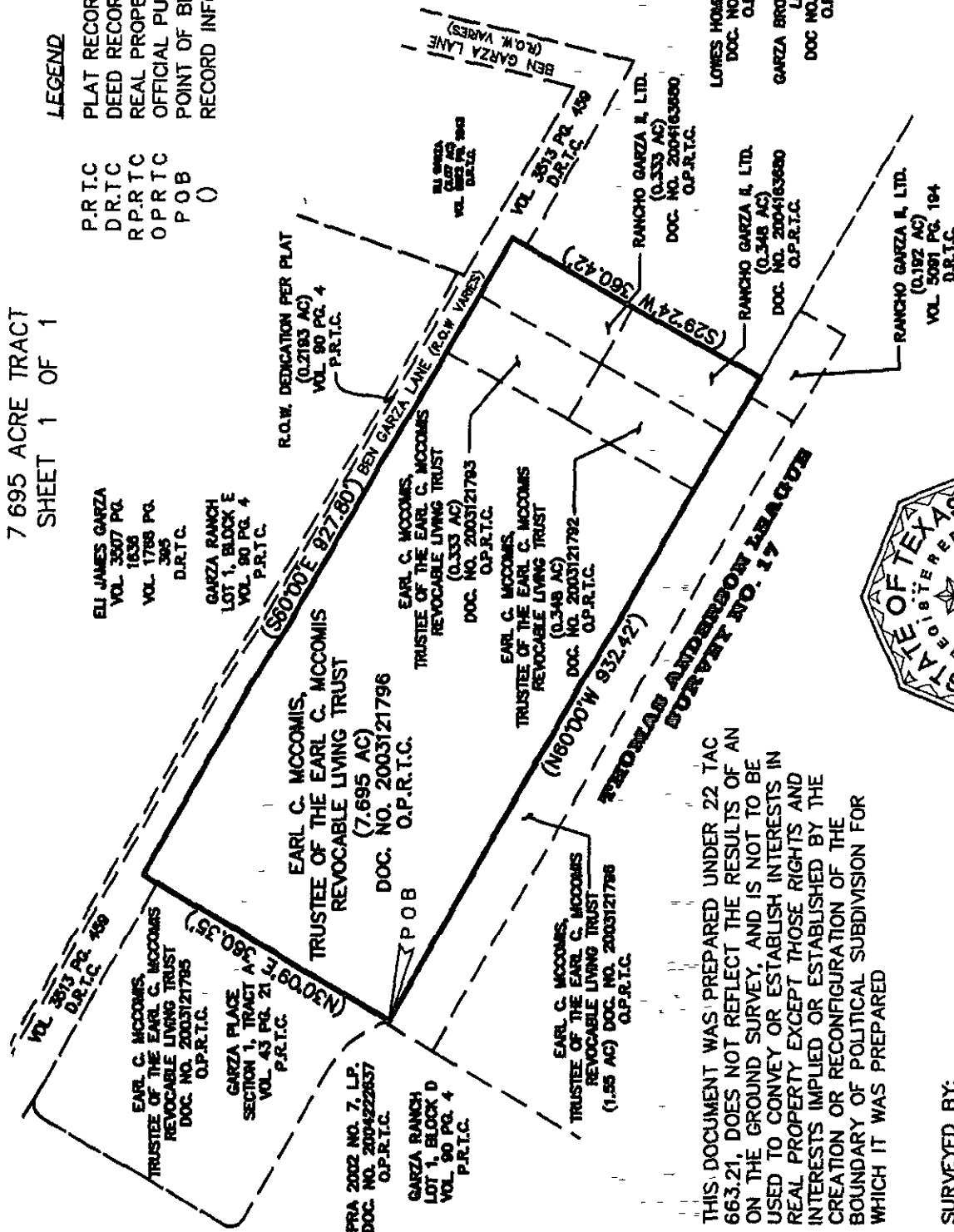
SHEET 1 OF 1

SCALE 1" = 200

LEGEND

PLAT RECORDS TRAVIS COUNTY
DEED RECORDS OF TRAVIS COUNTY
REAL PROPERTY RECORDS OF TRAVIS COUNTY
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
POINT OF BEGINNING
RECORD INFORMATION

P.R.T.C
D.R.T.C
R.P.R.T.C
O.P.R.T.C
P.O.B
()



THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

SURVEYED BY:

Freddie E. Dippel, Jr.
FREDDIE E. DIPPEL, JR.
REG. PROF. LAND SURVEYOR
NO. 2988
DATE: 10-3-06



CA

Cunningham | Allen
Engineers • Surveyors

3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel. (512) 327-2946
Fax. (512) 327-2973

DESCRIPTION

DESCRIPTION OF 1 55 ACRES OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, SURVEY NO 17 IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EARL C MCCOMIS, TRUSTEE OF THE EARL C MCCOMIS REVOCABLE LIVING TRUST OF RECORD IN DOCUMENT NO 2003121796, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 0 192 OF ONE ACRE OF LAND DESCRIBED IN DEED TO RANCHO GARZA II, LTD IN VOLUME 5091, PAGE 194, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1 55 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

The courses and distances shown hereon are based on record data contained in Document No 2003121796, of the Official Public Records of Travis County, Texas

BEGINNING at a point for the westernmost northeast corner of Lot 1, Block D, Garza Ranch Subdivision of record in Volume 90, Page 4 of the Plat Records of Travis County, Texas, and for the northwest corner and POINT OF BEGINNING of the herein described tract,

THENCE with the south line of that certain tract of land said to contain 7 695 acres of land, described in deed to Earl C McComis, Trustee of The Earl C McComis Revocable Living Trust in Document No 2003121796, of the Official Public Records of Travis County, Texas, and the north line of the herein described tract, S60°00'E a distance of 1037 55 feet to a point in the south line of Lot 1, Garza Brodie Subdivision of record in Document No 200300328 of the Official Public Records of Travis County, Texas, an ell point in the north line of H E B / #23 Subdivision of record in Volume 100, Page 327 of the Plat Records of Travis County, Texas, and the northeast corner of said Rancho Garza II, Ltd tract, for the northeast corner of the herein described tract,

THENCE with the east line of said Rancho Garza II, Ltd tract, a west line of said H E B / #23 Subdivision, and the east line of the herein described tract, S30°00'W a distance of 65 00 feet to an ell point in the north line of said H E B / #23 Subdivision, and the southeast corner of said Rancho Garza II, Ltd tract, for the southeast corner of the herein described tract,

THENCE with the south line of said Rancho Garza II, Ltd tract, the north line of said H E B / #23 Subdivision, and the south line of the herein described tract, N60°00'W a distance of 1037 55 feet to a point in the east line of said Lot 1, Block D, and the northwest

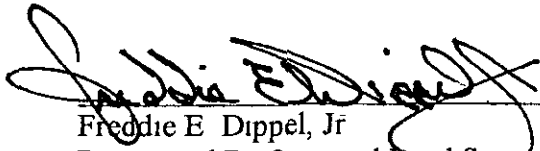
corner of said H E B / #23 Subdivision, for the southwest corner of the herein described tract,

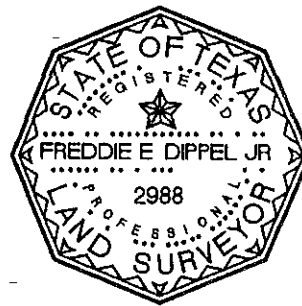
THENCE with the east line of said Lot 1, Block D, and the west line of the herein described tract, N30°00'E a distance of 65.00 feet to the POINT OF BEGINNING, containing 1.55 acres of land, more or less, within these metes and bounds

Reference is herein made to the sketch accompanying this metes and bounds description

This Document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared

CUNNINGHAM-ALLEN, INC


Freddie E Dippel, Jr
Registered Professional Land Surveyor No 2988
Date 10-3-06



1 55 ACRE TRACT
SHEET 1 OF 1

LEGEND

P R T C PLAT RECORDS TRAVIS COUNTY
D R T C DEED RECORDS OF TRAVIS COUNTY
R P R T C REAL PROPERTY RECORDS OF TRAVIS COUNTY
O P R T C OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
P O B POINT OF BEGINNING
() RECORD INFORMATION

ELI JAMES GARZA
VOL 3507 PG
1636
VOL 1788 PG
395
D.R.I.C.

GARZA RANCH
LOT 1, BLOCK E
VOL. 90 PG. 4
P.R.T.C.

EARL C. MCCOMBS,
TRUSTEE OF THE EARL C. MCCOMBS
REVOCABLE LIVING TRUST
(7 955 AC)
DOC. NO. 2003121798
O.P.R.T.C.

TRA 2002 NO. 7, L.P.
DOC. NO. 2004222837
Q.P.R.T.C.

GARZA RANCH
LOT 1, BLOCK D
VOL. 90 PG. 4
P.R.T.C.

EARL C. MCCOMBS,
TRUSTEE OF THE EARL C. MCCOMBS
REVOCABLE LIVING TRUST
DOC. NO. 2003121785
O.P.R.T.C.

GARZA PLACE
SECTION 1, TRACT
VOL. 43 PG. 21
P.R.T.C.

EARL C. MOCOMBS,
TRUSTEE OF THE EARL C. MOCOMBS
REVOCABLE LIVING TRUST
(0.333 AC)
DOC. NO. 2003121783
O.P.R.T.C.

EARL C. MCCOMBS,
TRUSTEE OF THE EARL C. MCCOMBS
REVOCABLE LIVING TRUST
(0.348 AC)
DOC. NO. 2003121782
O.P.R.T.C.


EARL C. MCCOMIS,
TRUSTEE OF THE EARL C. MCCOMIS
REVOCABLE LIVING TRUST
(1.55 AC)
DOC. NO. 2003121796
O.P.R.T.C.

H.E. BUTT GROCERY COMPANY
VOL. 12543 PG. 1250
R.P.T.C.

H.E.B./AUSTIN #23 SUBDIVISION
VOL 100 PG. 327
P.B.T.C.

RANCHO GARZA N. LTD.
 (Q.192 AC)
 VOL. 5091 PG. 194
 D.R.T.C.

SURVEYED BY

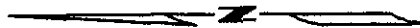

FREDDIE E. DIPPEL, JR.
REG. PROF. LAND SURVEYOR

DATE: 10-2-06

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SCALE 1" = 200



٢

Cunningham | Allen
Engineers • Surveyors

3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel: (512) 327-2946
Fax: (512) 327-2973

DESCRIPTION

DESCRIPTION OF 5 40 ACRES OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, SURVEY NO 17 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ELI JAMES GARZA OF RECORD IN DOCUMENT NO 2004018557, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5 40 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

The courses and distances shown hereon are based on record data contained in Document No 2004018557, of the Official Public Records of Travis County, Texas

BEGINNING at a point for the northeast corner of Lot 2, Block E, Garza Ranch Subdivision of record in Volume 90, Page 4 of the Plat Records of Travis County, Texas, in a south line of that certain tract of land described in deed to the City of Austin in Volume 12593, Page 3440 of the Real Property Records of Travis County, Texas, for the northwest corner and POINT OF BEGINNING of the herein described tract,

THENCE with a south line of said City of Austin tract, and the north line of the herein described tract, S59°24'E a distance of 892 69 feet to a point for the southeast corner of said City of Austin tract, the southwest corner of that certain tract of land described in deed to Harold G Kennedy and Wife, B Joy Kennedy in Volume 4026, Page 1507 of the Deed Records of Travis County, Texas, and the northwest corner of that certain tract of land described in deed to Ben Garza in Volume 460, Page 564 of the Deed Records of Travis County, Texas, for the northeast corner of the herein described tract,

THENCE with the west line of said Ben Garza tract, and the east line of the herein described tract, S13°23'W a distance of 251 02 feet to a point for the northeast corner of certain tract of land said to contain 3 07 acres of land described in deed to Eli Garza in Volume 6512, Page 1843 of the Deed Records of Travis County, Texas, for the southeast corner of the herein described tract,


THENCE with the north line of said 3 07 acre tract, and the south line of the herein described tract, N60°58'W a distance of 964 54 feet to a point in the north line of Lot 1, Block E, Garza Ranch Subdivision of record in Volume 90, Page 4 of the Plat Records of Travis County, Texas, and the southeast corner of said Lot 2, Block E, for the southwest corner of the herein described tract,

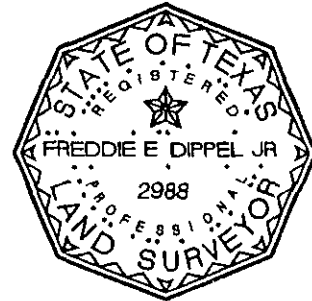
THENCE with the east line of Lot 2, Block E, and the west line of the herein described tract, N30°E a distance of 266 25 feet to the POINT OF BEGINNING, containing 5 40 acres of land, more or less, within these metes and bounds

Reference is herein made to the sketch companying this metes and bounds' description

This Document was prepared under 22 TAC §663 21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared

CUNNINGHAM-ALLEN, INC


Freddie E Dippel, Jr
Registered Professional Land Surveyor No 2988
Date 10-2-06



SCALE 1" = 100

SKETCH TO ACCOMPANY DESCRIPTION

5.40 ACRE TRACT
SHEET 1 OF 1

LEGEND

- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- RECORD INFORMATION

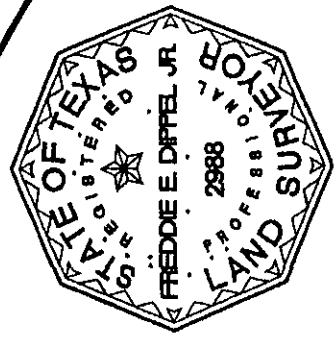
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THOMAS ANDERSON LEAGUE SURVEY NO. 17

CITY OF AUSTIN
VOL. 12593 PG. 3440
R.P.R.T.C.

ELI JAMES GARZA
(5.40 AC)
DOC. NO. 2004018557
O.P.R.T.C.

HAROLD G. KENNEDY
AND WIFE, B. JOY KENNEDY
(6.61 AC)
VOL. 4026 PG. 1507
D.R.T.C.



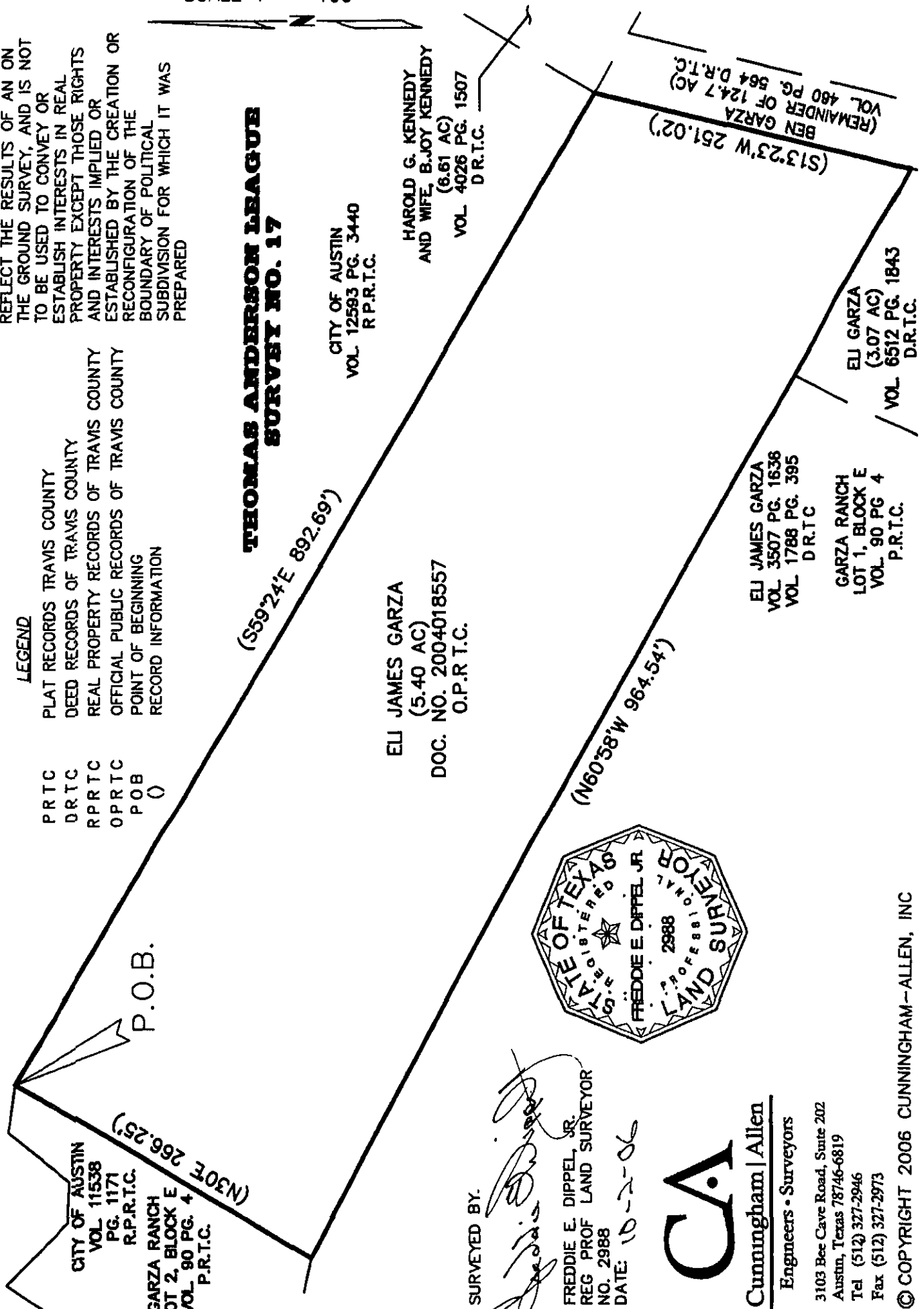
SURVEYED BY: *Freddie E. Dippel, Jr.*
FREDDIE E. DIPPEL, JR.
REG. PROF. LAND SURVEYOR
NO. 2988
DATE: 10-2-06



Cunningham | Allen
Engineers • Surveyors

3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel (512) 327-2946
Fax (512) 327-2973

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DESCRIPTION

DESCRIPTION OF 3 07 ACRES OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE, SURVEY NO 17 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ELI GARZA OF RECORD IN VOLUME 6512, PAGE 1843 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3 07 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

The courses and distances shown hereon are based on record data contained in Volume 6512, Page 1843 of the Deed Records of Travis County, Texas

BEGINNING at a point for the southeast corner of that certain tract of land said to contain 5 40 acres described in deed to Eli James Garza of record in Document No 2004018557, of the Official Public Records of Travis County, Texas, in a west line of that certain tract of land said to contain 124 7 acres of land described in deed to Ben Garza of record in Volume 460, Page 564 of the Deed Records of Travis County, Texas, for the northeast corner and POINT OF BEGINNING of the herein described tract,

THENCE with a west line of said Ben Garza tract, and the east line of the herein described tract, S13°23'W a distance of 596 01 feet to an ell point in the north right-of-way line of Ben Garza Lane, (right-of way varies) of record in Volume 3513, Page 459 of the Deed Records of Travis County, Texas, for the southeast corner of the herein described tract,

THENCE with the north line of said Ben Garza Lane, and the south line of the herein described tract, N60°00'W a distance of 272 06 feet to a point for the southeast corner of Lot 1, Block E, Garza Ranch Subdivision of record in Volume 90, Page 4 of the Plat Records of Travis County, Texas, for the southwest corner of the herein described tract,

THENCE with the east line of said Lot 1, Block E, and the west line of the herein described tract, the following two (2) courses and distances

- 1 N19°41'W a distance of 382 00 feet to a point,
- 2 N26°31'W a distance of 192 58 feet to a point in the south line of said 5 40 acre tract, for the northeast corner of said Lot 1, Block E, and the northwest corner of the herein described tract,

EXHIBIT "A"

Page 2 of 2


3 07 Acre Tract
Thomas Anderson League, Survey No 17
Travis County, Texas

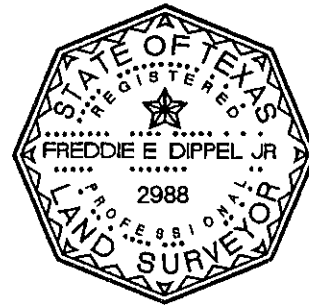
THENCE with the south line of said 5 40 acre tract, and the north line of the herein described tract, S60°58'E a distance of 181 96 feet to the POINT OF BEGINNING, containing 3 07 acres of land, more or less, within these metes and bounds

Reference is herein made to the sketch accompanying this metes and bounds description

This Document was prepared under 22 TAC §663 21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared

CUNNINGHAM-ALLEN, INC


Freddie E Dippel, Jr
Registered Professional Land Surveyor No 2988
Date 10-2-02



SKETCH TO ACCOMPANY DESCRIPTION

3.07 ACRE TRACT
SHEET 1 OF 1

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21,
DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND
SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH
INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND
INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR
RECONFIGURATION OF THE BOUNDARY OF POLITICAL
SUBDIVISION FOR WHICH IT WAS PREPARED

ELI JAMES GARZA
(5.40 AC)
DOC NO. 2004018557
O.P.R.T.C.

LEGEND

P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
P.O.B.	POINT OF BEGINNING
()	RECORD INFORMATION

SCALE 1" = 100

ELI JAMES GARZA
VOL. 3507 PG. 1636
VOL. 1788 PG. 395
D.R.T.C.

GARZA RANCH
LOT 1, BLOCK E
VOL. 90 PG. 4
P.R.T.C.

ELI GARZA
(3.07 AC)
VOL. 6512 PG. 1843
D.R.T.C.

R.O.W DEDICATION PER PLAT
(0.2193 AC)
VOL. 90 PG. 4
P.R.T.C.

BEN GARZA LANE (R.O.W VARIES)
THOMAS ANDERSON LEAGUE
SURVEY NO. 17

SURVEYED BY

FREDDIE E. DIPPEL, JR.
REG. PROF. LAND SURVEYOR
NO. 2988
DATE 10-2-06



Cunningham | Allen

Engineers • Surveyors

3103 Bee Cave Road, Suite 202

Austin, Texas 78746-6819

Tel (512) 327-2946

Fax (512) 327-2973

